R2859807 Manufactured with Land

## 43747 BEAUDRY ROAD MISSION

Mission BC, V0M 1N0

<b>Residential Detached</b>
\$799,999 (LP)

Depth/Size (ft):		Bedrooms:	3	Approx. Year Built	: 1990	
Frontage (ft):	423.16	Bathrooms:	2	Age:	34	
ot Area: (Acres)	2.64	Full Baths:	2	Zoning:	MOB	ILE
lood Plain:		Half Baths:	0	Gross Taxes:	\$2,25	
Rear Yard Exp:				For Tax Year:	2023	
/iew:				P.I.D.:		039-972
tyle of Home:	1 Storey		Parking:	Total: 10 - Covered:	: 0	
Construction:	Frame - Wood		Covered Parking:	0		
xterior:	Vinyl		Parking Access:	Front,Side		
oundation:			Parking:	Open		
ain Screen:			Locker:			
lenovations:			Units in Dev:			
of Fireplaces:	1 - Fuel: Wood		Distance to:			
later Supply:	Other		Title to Land:	Freehold NonStrata	a	
uel/Heating:	Forced Air		Property Disc:	Yes		
Outdoor Area:	Patio(s) & Deck(s)		PAD Rental:	0.00		
Type of Roof:	Asphalt		Fixtures Leased:	No		
loor Finish:			Fixtures Rmvd:	No		
View: Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Legal: Amenities: Site Influences:		N NWS2540, SECTION 22, TOWNS Private Setting,Private Yard,Shoppir		R LAND DISTRICT, TOGE	THER WITH AN	
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric:	STRATA LOT 2, PLA Golf Course Nearby, ClthWsh/Dryr/Frdg/S	Private Setting,Private Yard,Shoppir		R LAND DISTRICT, TOGE	THER WITH AN	
Igmt. Company: complex / Subdiv: services Connected: egal: menities: site Influences: seatures: Bylaw Restric:	STRATA LOT 2, PLA Golf Course Nearby, ClthWsh/Dryr/Frdg/S RE/MAX Magnolia	Private Setting,Private Yard,Shoppir Stve/DW	ng Nearby,Ski Hill Nearby			
Igmt. Company: complex / Subdiv: ervices Connected: egal: menities: tite Influences: eatures: cylaw Restric: isting Broker(s):	STRATA LOT 2, PLA Golf Course Nearby, ClthWsh/Dryr/Frdg/S RE/MAX Magnolia Type	Private Setting,Private Yard,Shoppir Stve/DW Dimensions	ng Nearby,Ski Hill Nearby	Туре	Dimens	sions
Igmt. Company: complex / Subdiv: ervices Connected: egal: menities: ite Influences: eatures: ylaw Restric: isting Broker(s):	STRATA LOT 2, PLA Golf Course Nearby, ClthWsh/Dryr/Frdg/S RE/MAX Magnolia <b>Type</b> Living Room	Private Setting,Private Yard,Shoppir Stve/DW Dimensions 12'11 x 19'4	ng Nearby,Ski Hill Nearby Floor Main	<b>Type</b> Primary Bedroom	<b>Dimen</b> 12'10 x	<b>sions</b> 15'6
lgmt. Company: complex / Subdiv: ervices Connected: egal: menities: ite Influences: eatures: ylaw Restric: isting Broker(s):	STRATA LOT 2, PLA Golf Course Nearby, ClthWsh/Dryr/Frdg/S RE/MAX Magnolia <b>Type</b> Living Room Bedroom	Private Setting,Private Yard,Shoppir Stve/DW Dimensions 12'11 x 19'4 12'8 x 10'4	ng Nearby,Ski Hill Nearby Floor Main Main	<b>Type</b> Primary Bedroom Walk-In Closet	<b>Dimens</b> 12'10 x 10'2 x 7	<b>sions</b> 15'6 7'10
Igmt. Company: omplex / Subdiv: ervices Connected: egal: menities: ite Influences: eatures: ylaw Restric: isting Broker(s): oor ain ain	STRATA LOT 2, PLA Golf Course Nearby, ClthWsh/Dryr/Frdg/S RE/MAX Magnolia <b>Type</b> Living Room Bedroom Dining Room	Private Setting,Private Yard,Shoppir Stve/DW Dimensions 12'11 x 19'4 12'8 x 10'4 12'11 x 12'0	ng Nearby,Ski Hill Nearby Floor Main	<b>Type</b> Primary Bedroom	<b>Dimen</b> 12'10 x	<b>sions</b> 15'6 7'10
Igmt. Company: complex / Subdiv: cervices Connected: egal: menities: tite Influences: reatures: ceatures: cylaw Restric: isting Broker(s): loor lain lain lain lain	STRATA LOT 2, PLA Golf Course Nearby, ClthWsh/Dryr/Frdg/S RE/MAX Magnolia <b>Type</b> Living Room Bedroom Dining Room Bedroom	Private Setting,Private Yard,Shoppir Stve/DW Dimensions 12'11 x 19'4 12'8 x 10'4 12'11 x 12'0 10'0 x 10'4	ng Nearby,Ski Hill Nearby Floor Main Main	<b>Type</b> Primary Bedroom Walk-In Closet	<b>Dimens</b> 12'10 x 10'2 x 7	<b>sions</b> 15'6 7'10
Agmt. Company: Complex / Subdiv: Services Connected: .egal: Amenities: Site Influences: Features: Bylaw Restric: .isting Broker(s): Floor Aain Aain Aain Aain	STRATA LOT 2, PLA Golf Course Nearby, ClthWsh/Dryr/Frdg/S RE/MAX Magnolia <b>Type</b> Living Room Bedroom Dining Room Bedroom Foyer	Private Setting,Private Yard,Shoppir Stve/DW Dimensions 12'11 x 19'4 12'8 x 10'4 12'11 x 12'0 10'0 x 10'4 7'5 x 4'2	ng Nearby,Ski Hill Nearby Floor Main Main	<b>Type</b> Primary Bedroom Walk-In Closet	<b>Dimens</b> 12'10 x 10'2 x 7	<b>sions</b> 15'6 7'10
lgmt. Company: omplex / Subdiv: ervices Connected: egal: menities: ite Influences: eatures: ylaw Restric: isting Broker(s): loor ain ain ain ain ain	STRATA LOT 2, PLA Golf Course Nearby, ClthWsh/Dryr/Frdg/S RE/MAX Magnolia <b>Type</b> Living Room Bedroom Dining Room Bedroom Foyer Kitchen	Private Setting,Private Yard,Shoppir Stve/DW Dimensions 12'11 x 19'4 12'8 x 10'4 12'11 x 12'0 10'0 x 10'4 7'5 x 4'2 12'9 x 11'4	ng Nearby,Ski Hill Nearby Floor Main Main	<b>Type</b> Primary Bedroom Walk-In Closet	<b>Dimens</b> 12'10 x 10'2 x 7	<b>sions</b> 15'6 7'10
Igmt. Company: omplex / Subdiv: ervices Connected: egal: menities: ite Influences: eatures: ylaw Restric: isting Broker(s): loor ain ain ain ain ain	STRATA LOT 2, PLA Golf Course Nearby, ClthWsh/Dryr/Frdg/S RE/MAX Magnolia <b>Type</b> Living Room Bedroom Dining Room Bedroom Foyer	Private Setting,Private Yard,Shoppir Stve/DW Dimensions 12'11 x 19'4 12'8 x 10'4 12'11 x 12'0 10'0 x 10'4 7'5 x 4'2	ng Nearby,Ski Hill Nearby Floor Main Main	<b>Type</b> Primary Bedroom Walk-In Closet	<b>Dimens</b> 12'10 x 10'2 x 7	<b>sions</b> 15'6 7'10
Igmt. Company: complex / Subdiv: ervices Connected: egal: menities: ite Influences: eatures: cylaw Restric: isting Broker(s): loor lain lain lain lain	STRATA LOT 2, PLA Golf Course Nearby, ClthWsh/Dryr/Frdg/S RE/MAX Magnolia <b>Type</b> Living Room Bedroom Dining Room Bedroom Foyer Kitchen Family Room	Private Setting,Private Yard,Shoppir Stve/DW Dimensions 12'11 x 19'4 12'8 x 10'4 12'11 x 12'0 10'0 x 10'4 7'5 x 4'2 12'9 x 11'4	ng Nearby,Ski Hill Nearby Floor Main Main	<b>Type</b> Primary Bedroom Walk-In Closet	<b>Dimens</b> 12'10 x 10'2 x 7 7'11 x 7	<b>sions</b> 15'6 7'10
Igmt. Company: complex / Subdiv: ervices Connected: egal: menities: ite Influences: eatures: cylaw Restric: isting Broker(s): loor lain lain lain lain lain lain	STRATA LOT 2, PLA Golf Course Nearby, ClthWsh/Dryr/Frdg/S RE/MAX Magnolia <b>Type</b> Living Room Bedroom Dining Room Bedroom Foyer Kitchen	Private Setting, Private Yard, Shoppin Stve/DW Dimensions 12'11 x 19'4 12'8 x 10'4 12'11 x 12'0 10'0 x 10'4 7'5 x 4'2 12'9 x 11'4 12'10 x 12'2	ng Nearby,Ski Hill Nearby Floor Main Main Main	<b>Type</b> Primary Bedroom Walk-In Closet Laundry	<b>Dimens</b> 12'10 x 10'2 x 7 7'11 x 7	<b>sions</b> 15'6 7'10 7'10
Igmt. Company: complex / Subdiv: ervices Connected: egal: menities: ite Influences: eatures: cylaw Restric: isting Broker(s): loor lain lain lain lain lain lain lain lain	STRATA LOT 2, PLA Golf Course Nearby, ClthWsh/Dryr/Frdg/S RE/MAX Magnolia <b>Type</b> Living Room Bedroom Dining Room Bedroom Foyer Kitchen Family Room 1,613 sqft	Private Setting, Private Yard, Shoppin Stve/DW Dimensions 12'11 x 19'4 12'8 x 10'4 12'11 x 12'0 10'0 x 10'4 7'5 x 4'2 12'9 x 11'4 12'10 x 12'2 # Of Rooms:	ng Nearby,Ski Hill Nearby Floor Main Main Main 10	<b>Type</b> Primary Bedroom Walk-In Closet Laundry <b>Bathroom Floor</b>	Dimens 12'10 x 10'2 x 7 7'11 x 7 # of Pieces	sions 15'6 7'10 7'10 Ensuite?
Agmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Seatures: Bylaw Restric: Listing Broker(s): Ioor Iain	STRATA LOT 2, PLA Golf Course Nearby, ClthWsh/Dryr/Frdg/S RE/MAX Magnolia <b>Type</b> Living Room Bedroom Dining Room Bedroom Foyer Kitchen Family Room 1,613 sqft 0 sqft 0 sqft	Private Setting,Private Yard,Shoppir Stve/DW Dimensions 12'11 x 19'4 12'8 x 10'4 12'11 x 12'0 10'0 x 10'4 7'5 x 4'2 12'9 x 11'4 12'10 x 12'2 # Of Rooms: # Of Kitchens: # Of Levels:	ng Nearby,Ski Hill Nearby	<b>Type</b> Primary Bedroom Walk-In Closet Laundry <b>Bathroom Floor</b> Main	Dimens 12'10 x 10'2 x 7 7'11 x 7 <b># of Pieces</b> 4	sions 15'6 7'10 7'10 <b>Ensuite?</b> No
Agmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Seatures: Bylaw Restric: Listing Broker(s): Ioor Iain Iai	STRATA LOT 2, PLA Golf Course Nearby, ClthWsh/Dryr/Frdg/S RE/MAX Magnolia <b>Type</b> Living Room Bedroom Dining Room Bedroom Foyer Kitchen Family Room 1,613 sqft 0 sqft 0 sqft 0 sqft	Private Setting, Private Yard, Shoppin Stve/DW Dimensions 12'11 x 19'4 12'8 x 10'4 12'11 x 12'0 10'0 x 10'4 7'5 x 4'2 12'9 x 11'4 12'10 x 12'2 # Of Rooms: # Of Levels: Suite:	ng Nearby,Ski Hill Nearby Floor Main Main Main 10	<b>Type</b> Primary Bedroom Walk-In Closet Laundry <b>Bathroom Floor</b> Main	Dimens 12'10 x 10'2 x 7 7'11 x 7 <b># of Pieces</b> 4	sions 15'6 7'10 7'10 <b>Ensuite?</b> No
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Main Main Main Main	STRATA LOT 2, PLA Golf Course Nearby, ClthWsh/Dryr/Frdg/S RE/MAX Magnolia <b>Type</b> Living Room Bedroom Dining Room Bedroom Foyer Kitchen Family Room 1,613 sqft 0 sqft 0 sqft 0 sqft 1,613 sqft	Private Setting, Private Yard, Shoppin   Stve/DW   Dimensions   12'11 x 19'4   12'8 x 10'4   12'11 x 12'0   10'0 x 10'4   7'5 x 4'2   12'9 x 11'4   12'10 x 12'2   # Of Rooms:   # Of Kitchens:   # Of Levels:   Suite:   Crawl/Bsmt Height:	ng Nearby,Ski Hill Nearby	<b>Type</b> Primary Bedroom Walk-In Closet Laundry <b>Bathroom Floor</b> Main	Dimens 12'10 x 10'2 x 7 7'11 x 7 <b># of Pieces</b> 4	sions 15'6 7'10 7'10 <b>Ensuite?</b> No
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities:	STRATA LOT 2, PLA Golf Course Nearby, ClthWsh/Dryr/Frdg/S RE/MAX Magnolia <b>Type</b> Living Room Bedroom Dining Room Bedroom Foyer Kitchen Family Room 1,613 sqft 0 sqft 0 sqft 0 sqft	Private Setting, Private Yard, Shoppin Stve/DW Dimensions 12'11 x 19'4 12'8 x 10'4 12'11 x 12'0 10'0 x 10'4 7'5 x 4'2 12'9 x 11'4 12'10 x 12'2 # Of Rooms: # Of Levels: Suite:	ng Nearby,Ski Hill Nearby	<b>Type</b> Primary Bedroom Walk-In Closet Laundry <b>Bathroom Floor</b> Main	Dimens 12'10 x 10'2 x 7 7'11 x 7 <b># of Pieces</b> 4	sions 15'6 7'10 7'10 <b>Ensuite?</b> No

Escape to your personal paradise just 15 mins east of Mission City! Nestled amidst the breathtaking natural beauty of rivers, lakes, and hiking trails, this well-designed 3 BEDROOM, 3 BATHROOM manufactured home, boasting 1613 sq ft of living space, sits on 2.6 ACRES of land. It offers the perfect retreat for outdoor enthusiasts. Ample parking, a hot tub hookup and pad, along with UPDATED kitchen cabinets, flooring, and paint, make it an ideal haven for relaxation and entertainment. You'll love the spacious deck, perfect for enjoying your morning coffee or entertaining friends and family. ATV and motorcycle trails are right at your doorstep, while Sandpiper Golf Course and Sasquatch Ski Mountain beckon for year-round adventures. CALL TODAY - your slice of heaven awaits!

**Cotala** Produced and printed by Cotala Cross-Media Inc.

The enclosed information while deemed to be correct, is not guaranteed. Information and measurements should not be relied upon without independent verification. PREC\* indicates 'Personal Real Estate Corporation'. This communication is not intended to solicit properties already listed for sale.